



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUEST: Major Subdivision Final Plans with Waivers/ 1505 Roland Heights Avenue and 4301 LaPlata Avenue (Residences at Roland Heights)

RECOMMENDATION: Approval of Subdivision with Waivers

STAFF: Matthew DeSantis, AICP

PETITIONER: AB Associates c/o Al Barry

OWNER: Stonewall Capital, LLC c/o Harman & Associates

SITE/GENERAL AREA

Site Conditions: This site is bisected by LaPlata Avenue and is currently vacant. This location is the former site of the Hedwin Corporation's plastic container manufacturing facility which recently relocated. The entirety of the site will be cleared for this proposed townhouse subdivision.

General Area: This site is located in the Medfield neighborhood, which is predominantly a low to medium density residential neighborhood, with some commercial uses at the periphery of the neighborhood along Falls Road and some industrial uses near I-83. The Medfield Heights Elementary School is located directly to the east and I-83 directly to the west.

HISTORY

There is no previous legislative history for this site.

ANALYSIS

Project: This requested subdivision is to develop the site with 130 townhomes and associated streets, utilities, landscaping, and storm water management facilities. The existing manufacturing facility will be demolished. Due mainly to topographical constraints, the applicant is requesting a number of waivers of Subdivision standards.

Waivers Requested: The applicant has requested the following waivers of Subdivision standards:

- 1) 2.4.b - Required Posting : The 20 working day notice for the submission of a subdivision application will not have been satisfied by the June 15, 2017 Planning Commission meeting.
- 2) 3.9.a – Block Length: One block exceeds the 500' maximum.
- 3) 3.5 – Mews: Five lots will have frontage provided by a mews as opposed to a street.
- 4) 3.10.a – Frontage: One storm water management lot has no street frontage.

- 5) 3.10.b – Width of Frontage on Right-of-Way: Four lots do not provide adequate frontage width.
- 6) 3.10.g – Panhandle Lots: One storm water management lot is a panhandle.
- 7) 3.11.b.2 – Right-of-Way Width: None of the new streets meet the 40' minimum requirement [Roland Heights Ave (Ext) is only 26' - 30', LaPlata Ave (Ext) is only 30', and Medfield Heights Ave (and Ext) range between only 25' - 30'. Mews minimum width is 30' while proposed is only 23.79']
- 8) 3.11.c – Right-of-Way Design: 5' landscape strip not provided along Medfield Heights Ave and LaPlata Ave (Ext); it is unclear if 8' parking lane is provided; 10' street lane is not provided along Roland Heights Avenue (Ext) nor Roland Heights Ave (Ext)

The applicant has provided a written justification of the requested waivers which has been made available for the Commission's review. The site experiences zoning and topographical challenges and the applicant has participated in several design meetings with Planning Department staff.

Site Plan Review Committee (SPRC): The development project was reviewed by the SPRC on February 15, 2017 and comments were provided.

Zoning Regulations: At the June 6, 2017 BMZA meeting, the applicant received variances for lot area, lot coverage, front yard setback, rear yard setback, and building height standards.

Elevations: The applicant has not submitted final elevations for approval since their intention is to begin site work and then sell the development to a home builder. Therefore, final designs must be submitted to the Planning Department for review and then brought to the Planning Commission for approval.

Community Notification: The Medfield Community Association has been notified of this action.



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